



City of Phoenix
OFFICE OF THE CITY MANAGER

November 27, 2019

U.S. Environmental Protection Agency
William Jefferson Clinton Building
1200 Pennsylvania Ave, N.W.
Mail code: 3903R
Washington, DC 20460

RE: Brownfields Revolving Loan Fund Grant Application

The City of Phoenix Brownfields Land Recycling program is pleased to present this application to the U.S. Environmental Protection Agency (EPA) for a \$1,000,000 Brownfields Revolving Loan Fund (RLF) grant to be offered city-wide.

Phoenix is the fifth largest city in the nation with a population of 1.6 million with major investments underway, such as the expansion of the light rail system, continued downtown development, and the Rio Reimagined Project focused on revitalizing the Salt River corridor. All these areas contain brownfield sites - some we are aware of and some may not be brought to our attention until a prospective purchaser desiring to invest in a property identifies environmental challenges. The ability to offer a low interest rate loan product that funds environmental cleanup is critical to sustainable development, protecting public health, community revitalization, and continued economic growth.

For this grant, Phoenix has teamed with the Local Initiatives Support Corp (LISC), the largest community development financial institution (CDFI) in the nation. LISC specializes in working with local grassroots groups, for-profit developers and government agencies to finance programs and projects that will have a positive, long-term impact. Their most recent reported efforts in Phoenix for 2017 have resulted in \$23.2 million of investment, with creation of nearly 1,000 housing units and 81,000 square feet of commercial space.

Since receipt of our first EPA brownfields grant in 1997, Phoenix has benefitted from EPA's assistance and we've grown and maintained a successful brownfields program. We look forward to continuing these efforts through this grant. Thank you for your consideration.

Sincerely,

Ed Zuercher
City Manager

Applicant Identification

City of Phoenix
Office of Environmental Programs
200 W. Washington Street, 14th Floor, Phoenix, AZ 85003
Phoenix: 602-256-5669
DUNS Number: 965015832

Funding Requested:

Grant Type: Individual RLF
Federal Funds Requested: \$1,000,000
Contamination: \$700,000 Hazardous substances and \$300,000 petroleum
No cost share waiver requested.

Location:

Phoenix, Maricopa County, Arizona

Contacts:

Project Director: Rosanne Albright, Environmental Programs Coordinator, Phone: 602-256-3452,
Email: rosanne.albright@phoenix.gov; Mailing Address: 200 W. Washington Street, 14th Floor, Phoenix, AZ 85003

Chief Executive/Highest Ranking Elected Official: Mayor Kate Gallego, Phone: 602-262-7111; email: mayor.gallego@phoenix.gov, Mailing Address: 200 W. Washington Street, 11th Floor, Phoenix, AZ 85003

Population:

2018 Estimate: 1,660,272
2010 Census: 1,445,632

Other Factors

The following two factors apply to the City of Phoenix application.
Priority Site(s) are adjacent to a body of water, the Salt River, pages 2-3
Priority Site is in a federally designated flood plain, pages 2-3

Letter from the State or Tribal Environmental Authority attached.



Douglas A. Ducey
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Misael Cabrera
Director

November 26, 2019

VRP20-076

Ms. Rosanne Albright
City of Phoenix
Office of Environmental Programs
200 West Washington Street, 14th Floor
Phoenix, AZ 85003

Re: Application of a Brownfields RLF for the City of Phoenix

Dear Ms. Albright,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter in support of the City of Phoenix's application to the Environmental Protection Agency (EPA) for FY 2020 Brownfields RLF.

It is ADEQ's understanding that the City of Phoenix will be partnering with LISC Phoenix to serve as the fund manager. LISC Phoenix's mission aligns with Brownfields in that they help underserved areas which typically suffer from blighted, underused and abandon properties. This fund will also be available city-wide with a priority given to targeted areas, such as the Rio Reimagined Project, designated redevelopment areas, neighborhood initiative areas, South Central Transit-oriented Development areas, and downtown development and innovation districts. We see the tremendous benefit this fund would bring by encouraging the cleanup and redevelopment of brownfields in these areas.

It is our pleasure to support the City of Phoenix and we look forward to continued success with the program. ADEQ fully supports the City of Phoenix and stakeholders with their important Brownfields projects and we look forward to providing the communities and stakeholders with additional services and funding opportunities.

Sincerely,

Travis Barnum, Brownfields Coordinator
Waste Program Division

Main Office

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background

The City of Phoenix (Phoenix) is the fifth largest city in the United States, encompassing approximately 519 square miles (larger than Los Angeles), with 1.6 million people calling Phoenix home. Located in Maricopa County, Arizona, Phoenix was founded in 1870 as an agricultural community, and in 1881 was incorporated as a city. Today Phoenix is the home of many high-tech companies, financial services and banking, higher education, manufacturing, and sports and entertainment venues.

Phoenix is a young, progressive city with an average age of 32.2, experiencing continued new development as well as more centralized urban re-development. Phoenix was hit hard by the 2008 Great Recession, which resulted in a reduction of local government's workforce, deferred and/or elimination of a variety of programs for city investment, particularly in the City's designated redevelopment and neighborhood initiative areas where low income, high minority, populations are prevalent. The City's investment has not yet returned to pre-recession levels, despite the growth desired by the private sector that is steadily increasing. For example, municipal grant funding that had been available for brownfield sites was eliminated from the budget, hindering the City's ability to assist private sector and nonprofits desiring to cleanup and redevelopment brownfields and to encourage city departments to acquire, cleanup and develop brownfields for public use. Economic development programs were also eliminated or reduced and have not returned to full funding capacities, which has also eliminated funding streams that may have provided technical assistance, grants, or loans to business wishing to locate or expand in Phoenix.

Economic development in Phoenix is focused on the urban core, including, downtown Phoenix, the central city industrial and innovation districts, targeted neighborhood initiative areas located in economically challenged areas, and new long-term revitalization projects, such as the Rio Reimagined Project. The Rio Reimagined Project is a vision to revitalize the Salt River (Rio Salado), Aqua Fria and Gila Rivers, and the region by transforming over 45 miles of the river stretching from the Salt River Pima Maricopa Indian Community at the eastern most boundary to the City of Buckeye to the west and encompassing more than 78,000 acres.

Developing Phoenix as a sustainable, connected, and smart desert city is desired with land use and economic development plans and sustainability and environmental goals focused on creating density and a built environment that improves quality of life and public health with affordable housing, public transit, employment centers, open space, walkable streets, and spaces that create community cohesion. Phoenix's physical infrastructure is sophisticated and robust, allowing the city to expand at a rapid pace, with capacity to support anticipated future growth; responsible, inclusive, and environmentally sound development.

1.a.i. Description of Target Area

The targeted areas listed below were selected based on the challenges of a disproportionate number of brownfields, higher low income and minority population, higher unemployment, and number of vacant land parcels.

Del Rio Brownfields Planning Project Area – A brownfields land use plan for this area was developed through an EPA Area-wide Brownfields Planning Grant.

7 designated Neighborhood Initiative Areas (NIAs). NIAs are designated by the City and are primarily residential areas that contain at least 51% lower income residents. NIAs require services that include: neighborhood organization and resident involvement; property maintenance/code enforcement; economic development, land use, commercial revitalization; public facilities and infrastructure; housing rehabilitation, residential infill, and new construction of housing; human service and social service needs.

2 designated Redevelopment Areas (RDAs). RDAs are guided by state statute and are areas that have higher percentages of blighted structures. This designation allows the city to use additional tools, particularly federal funds, to assist residents, property owners and business groups to apply for grants and other funding mechanisms to help eliminate blight. Redevelopment Plans outline the local objectives as to appropriate land uses, improved infrastructure, public transportation, and other items of concern.



Opportunity Zone Areas – includes 42 opportunity zones categorized in 12 unique opportunity areas that in many instances overlap with the designated NIAs, RDAs, and Rio Reimagined Project areas.

West Phoenix Revitalization Area – targeted Phoenix designated brownfields area with attributes reflective of an NIA.

Rio Reimagined Project Area – includes the Salt River/Rio Salado corridor from 32nd Street on the east to Tres Rios Project at 99th Avenue to the west and within 1 mile of the banks of the river.

Phoenix Brownfields to Healthfields Project Areas – Phoenix has identified 200 properties through previous efforts in the targeted areas stated above that are ripe for redevelopment for food and healthcare assets. This work was initiated through an EPA Brownfields Community Wide Assessment Grant to be completed in 2020. Sites requiring cleanup will benefit greatly from the availability of this RLF.

1a.ii. Description of the Priority Brownfield Site(s)

Phoenix is experiencing economic growth with an interest in revitalization of areas previously overlooked, particularly, brownfields in the targeted areas mentioned. The following three examples are sites where private development interests have approached the City for assistance; however, due to the unknown extent of environmental contamination the sites have not been redeveloped.

- **Former Cemex sand and gravel mining site, 7th Avenue to Central Avenue, south of Rio Salado; The 120-acre CEMEX site** is adjacent to the Rio Salado Habitat Restoration Project and is within the boundaries of the Del Rio Area Brownfields Plan, a community driven land use plan developed through grant funds received from U.S. EPA's initial area-wide planning initiative. In addition, the site is within the South Central Avenue Transit-Oriented Development (TOD) Planning Project area. A TOD plan is being created through extensive community engagement and is scheduled for completion in 2020, funded by a grant from the Federal Transit Administration. Both the brownfields plan and the TOD plan identify goals, policies, and strategies to guide the redevelopment of property surrounding the Rio Salado. The site is a gateway entrance to the light rail extension into South Phoenix and includes a Transit Station on Central Avenue, just south of the CEMEX site. Redevelopment of the site has been designated as a Medium Urban Center with a mix of uses including, residential, commercial, recreational, and education. Phoenix has been coordinating with the property owner and prospective purchasers interested in the site and is evaluating potential incentives, infrastructure, and other mechanisms to assist with redevelopment. The site has the potential for petroleum soil contamination due to closed underground storage tanks and potential hazardous substances due to other historical industrial operations and remediation funds will be required.
- **Former Vulcan sand and gravel mining site, 16th to 24th Street, south of Rio Salado. The 130-acre Vulcan site** is also located adjacent to the Rio Salado Habitat Restoration Project area and is within the Rio Salado Beyond the Banks Land Use Plan which calls for mixed-use, residential, and commercial. Since 2018,

an interdepartmental team has been coordinating with the owner and prospective developer to assist in the evaluation of various development challenges, including, grading, drainage, stormwater retention, and environmental conditions. Based on the potential environmental concerns, it is likely remediation funds will be required.

- **Vacant land at 48th Street and Washington Street.** The 21-acre site is located on the southwest corner of Washington and 48th Streets and is surrounded by office and commercial development. Previous environmental investigations on the site have identified total petroleum hydrocarbons in the soil, landfill materials, former concrete sump/septic tank, and pesticides in soils. Private developers have approached the city to redevelop the site for office use; however, obtaining funding for remediation has been difficult.
- **Brownfields to Healthfields Potential Redevelopment Opportunity Sites.** Phoenix has identified 200 properties through previous efforts in the targeted areas stated above that are ripe for redevelopment for food and healthcare assets. This work was initiated through an EPA Brownfields Community Wide Assessment Grant to be completed in 2020. Sites requiring cleanup will benefit greatly from the availability of this RLF.

1.b.i. Revitalization of the Target Area, Reuse Strategy and Alignment with Revitalization

Plans: Each of the priority brownfield properties identified has significant potential for future reuse which aligns with existing plans. **In addition, the Cemex and Vulcan sites are located within Opportunity Zones.**

Priority Brownfield	Redevelopment Strategy/ Future Use	Existing Plans
Cemex Site, Central-7 th Ave, south of Rio Salado	Mixed use: residential, commercial, retail, educational, open space Mixed Use: commercial, open space	Del Rio AWP. The AWP plans for neighborhoods south of Rio Salado including 3 brownfield catalyst sites. Reuse plans include a mixed-use center, neighborhood services, a regional park, & open space enhancements/trails along the river. Rio Salado Beyond the Banks Area Plan 2003. The plan establishes a habitat restoration strategy and compatible land use designations for the Rio Salado river.
Vulcan Site, 16 th -24 th St, south of Rio Salado	Mixed Use: commercial, open space	South Central Transit-Oriented Development Plan (completion in 2020). The plan establishes a vision and implementation strategy to attract mixed-use, urban scale infill projects to complement light rail service.
48 th Street and Washington Street	Mixed Use: Commercial, office	Reinvent PHX – transit-oriented development policy framework. Walkable Urban Code – regulates development around light rail stations.
Phoenix Brownfields to Healthfields PROS – 200 sites identified	Food and Healthcare Assets	Del Rio AWP. The AWP plans for neighborhoods south of Rio Salado including 3 brownfield catalyst sites. Reuse plans include a mixed-use center, neighborhood services, a regional park, & open space enhancements/trails along the river. Rio Salado Beyond the Banks Area Plan 2003. The plan establishes a habitat restoration strategy and compatible land use designations for the Rio Salado river. South Central Transit-Oriented Development Plan (completion in 2020). The plan establishes a vision and implementation strategy to attract mixed-use, urban scale infill projects to complement light rail service. PlanPHX. The voter-approved 2015 comprehensive general plan, PlanPHX, contains goals for brownfields redevelopment and for local food system. Cleanup and redevelopment of these sites meets both of these goals.

1.b.ii. Outcomes and Benefits of Reuse Strategy

The primary benefits of property redevelopment to be performed with grant funding are economic development, workforce development, job creation and increased tax revenue, and community revitalization. The total number of jobs created for the 3 specific priority brownfields sites is approximately 11,390. The estimated job creation

for the 200 Brownfields to Healthfields sites is conservative at 200 and is based on existing figures for projects developed to date.

1.c.i. Strategy for Leveraging Resources, Resources Needed for Site Reuse:

Phoenix can draw upon its experience in seeking multiple resources to support revitalization efforts. Several city departments, such as the Community and Economic Development, Neighborhood Services, Public Transit and Streets can contribute various incentives available from those departments from local, state, and federal resources.

Special Designations: The targeted areas chosen for the RLF are also designated by Phoenix as Redevelopment Areas, Neighborhood Initiative Areas, Downtown Development and Innovation Districts as designated by Phoenix provide multiple incentives for developers and investors. Incentives can include: workforce development and job training, Government Property Lease Excise Tax program, quality jobs tax credit, qualified facilities refundable tax credit, renewable energy tax incentive program, and R&D tax credit program. Additional funding for redevelopment and construction can be provided by NMTC and through the Phoenix Industrial Development Authority.

1.c.ii Use of Existing Infrastructure: Water, sewer, telecommunications, electrical and/or gas utilities are present within all the target areas. Existing infrastructure will be used to support redevelopment of priority brownfield sites whenever possible. However, due to the nature of the former uses of the sand and gravel mining sites new infrastructure will be required that will bring enhanced value to the area. In Phoenix, new infrastructure is anticipated to be funded by the Transportation 2050 initiative, which provides tax revenues specifically for streets, roads, sidewalks, trees and shade.

2.a.i. COMMUNITY NEED AND COMMUNITY ENGAGEMENT, The Community's Need for Funding

In general, the Great Recession of 2008 had a significant impact on the Phoenix's ability to continue brownfields redevelopment. Federal budget cuts and the overall economic slowdown of that time resulted in the reduction of local government's workforce, deferred and/or eliminated a variety of programs for city investment in the project area. In Phoenix, city investment has not yet returned to pre-recession levels, despite the growth desired by the private sector. For example, municipal grant funding that had been available for brownfield sites was eliminated from the budget, hindering the City's ability to assist private sector and nonprofits desiring to cleanup and redevelopment brownfields and to encourage city departments to acquire, cleanup and develop brownfields for public use. Economic development programs were also eliminated or reduced and have not returned to full funding capacities, which has also eliminated funding streams that may have provided technical assistance, grants, or loans to business wishing to locate or expand in Phoenix.

2.a.ii.(1) Threats to Sensitive Populations, Health or Welfare of Sensitive Populations

EPA brownfield grant funds will be used to revitalize the target area communities, which have disproportionately large sensitive populations compared to other areas in Maricopa County, AZ and the U.S. The target areas noted for this RLF grant contain as much as 12.6% seniors (65+ years of age) in poverty compared to 8.4% in Maricopa County, 9.0% in AZ and 9.3% in the U.S. The target areas includes as much as 30.5% children/youth (age <18 years) in poverty compared to 22.5% in Maricopa County, 24% in AZ and 20.3% in the U.S.

2.a.ii.(2) Threats to Sensitive Populations, Greater Than Normal Incidence of Disease and Adverse Health Conditions

Health Concerns/ Prevalence	United States	Arizona	Maricopa County	Phoenix
Cancer Deaths/100,000 Population (2016-2018)	105	171.1	88.51 (94.77)	65.03 (69.49)
Lung Cancer deaths/100,000 Population (2016-2018)	28	42.7	34.42 (36.68)	24.17 (25.55)
Emergency Room Visits due to Asthma Incidents/100,000, 2016	559	221 (2210)	423.56 (1497.55)	513.78 (1,541.99)
Doctor Diagnosed Asthma (2013-2015)	14.00%	14.60%	13.90%	10.30%

Health Concerns/ Prevalence	United States	Arizona	Maricopa County	Phoenix
Coronary Heart Deaths/100,000 Population 2017	63.3	28	73.54 (128.72)	53.48 (93.39)
Heart Disease Deaths/100,000 Population 2017	198.8	176.4	154.86 (302.06)	113.35 (224.27)
Current Doctor Diagnosed Hypertension (2013-2015)	30.90%	30.80%	28.10%	27.50%
Note: rate for each indicator is shown as primary causes rate (all causes rate)				

2.a.ii.(3) Threats to Sensitive Populations, Disproportionately Impacted Populations

Data Type	United States	Arizona	Maricopa County	Phoenix
5-Year Unemployment Rate	6.60%	7.10%	6.00%	6.90%
Population not in Labor Force (age 16+years)	63.40%	59.50%	63.50%	66.20%
Poverty Rate	14.60%	17%	15.70%	20.90%
Median Household income (dollars)	\$57,652	\$53,510	\$58,580	\$52,080
Per capita income (dollars)	\$31,177	\$27,964	\$30,186	\$26,528
Households receiving Social Security Income	30.60%	32.90%	28.60%	23.00%
Households receiving Cash Public Assistance	2.60%	2.00%	1.70%	2.00%
Households receiving Food Stamps/SNAP Benefits	12.60%	12.50%	10.90%	15.40%
Children/Youth Poverty Rate (age <18 years)	20.30%	24.00%	22.50%	30.50%
Senior Poverty Rate (age 65+ years)	9.30%	9.00%	8.40%	11.20%
Veteran Population (age 18+ years)	7.70%	9.40%	8.10%	6.30%
Disabled Persons Population (non-institutionalized)	12.60%	12.80%	11.00%	10.30%
High School Graduate or Equivalent (aged 25+ years)	87.30%	86.50%	87.10%	81.20%
Bachelor's Degree or Higher (aged 25+ years)	30.90%	28.40%	31.40%	27.80%
Cost Burdened Households (gross rent ≥ 30% of household income)	50.60%	48.90%	48.40%	49.20%
Homeownership Rate	63.80%	63.10%	61.00%	53.40%
Median Home Value (dollars)	193,500	193,200	225,000	197,800
Housing Units Built Prior to 1950	18%	3.10%	2.40%	4.90%
Housing Units Built Prior to 1980	54.80%	33.20%	32.70%	46.20%
Vacant Housing Units	12.20%	15.60%	12.40%	10.60%

2.5.i.and ii. Community Engagement, Program Partners and Roles

For this RLF grant, our primary partner, is LISC (Local Initiatives Support Corp) Phoenix who will act as the RLF Fund manager. This collaboration will bring LISC's extensive experience in lending and working with economically challenged communities. Lending is an essential instrument in LISC's community development toolkit. As one of the largest community development financial institutions (CDFI) in the nation, LISC works in partnership with local grassroots groups, for-profit developers and government agencies to finance programs and projects that will have a positive, long-term impact. LISC is rated AA by Standard & Poor's, and has borrowed and repaid more than \$1.6 billion on time and in full since 1980. LISC has lent over \$2 Billion in the last 40 years of operation. Currently, with a \$432 million outstanding loan portfolio. LISC's loan underwriting and loan management policies reflect the needs of the low and moderate income communities, and our

responsibilities to our lenders and investors. LISC also has experience with the often unconventional nature of loans made to nonprofit and for-profit developers engaged in community development projects, and have fostered an underwriting approach tailored to dealing with a wide diversity of loan requests. LISC applies both rigor and flexibility in our credit analysis and monitoring activities. While standard business credit analysis tools are used to assess creditworthiness, LISC also takes calculated risks when it has the experience to assess and manage those risks. Their experience in continually balancing the desire to provide required capital that serves low-income communities with the need to make good loans that can be repaid so we can repay our lenders and demonstrate that we are a responsible, sustainable financial institution is well suited to the needs of the Brownfields RLF.

LISC has created an organizational infrastructure that enables it to review proposed loans and monitor them after closing. Local and national LISC staff originate and underwrite loan requests, and possess intimate knowledge of, and close working relationships with, LISC's borrowers. Loan officers at LISC provide technical assistance to help formulate projects, broker other financing resources, and monitor and support project development and operations. LISC provides an array of financing products for a range of community development projects and activities through our local program offices, and through our national program. LISC's loans, lines of credit, and guarantees fill funding needs at all stages.

LISC offers a wide range of loans predevelopment, acquisition, construction, perm, bridge and working capital loans predominately to real estate based transactions in underserved US communities. On example is our Healthy Futures Fund, LISC provided \$84 million in financing to federally qualified health centers, helping them to provide affordable healthcare to low-income patients in need. National Equity Fund, a LISC affiliate has over 190 funds under management. We syndicate Low Income Housing Tax Credits and New Markets Tax Credits.

In addition to LISC, the table below summarizes additional Project Partners and their proposed roles.

Representative List of Project Partners & Contact Info (additional community commitments documented in Threshold Criteria which is attached)	Description	Attend Public Meetings	Meeting Space	Outreach/ Promotion
C.J. Hager, Vitalyst Health Foundation, chager@vitalysthealth.org	nonprofit health organization	X	X	X
Kimberly Jordan, Westmarc, kjordan@westmarc.org	Public/private partnership of the 15 communities, the business community and the educational sector in the West Valley that focuses on promoting the west valley, economic development	X	X	X
Debra Z. Sydenham, FAICP, ULI Arizona District Council, Deb.Sydenham@uli.org	nonprofit research and education organization that to provides leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.	X		X
Lori Singleton, Arizona Forward, LSingleton@arizonaforward.org	Business and government body focused Sustainability Association	X	X	X

Stephane Frijia, Greater Phoenix Economic Council, sfrijia@gpec.org	Economic Development organization serving 22 member communities, Maricopa County and more than 160 private investors to attract and grow quality businesses and advocate for Greater Phoenix's competitiveness.	x	X	X
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Phoenix and LISC will work with these individuals and organizations to involve community members, private sector and nonprofit development and business organizations to educate and promote the availability of the RLF. Involving these partners includes: (1) Listening to collective voices and hearing different and unique opinions; (2) Educating on facts, ideas, solutions, and resources for brownfield revitalization; and (3) Establishing avenues for ideas, interests and concerns expressed by community members of all ages to engage in the redevelopment process. Phoenix expects to hold community meetings in each of the targeted areas to engage stakeholders and leaders; to complete mailings, press releases, website updates; and newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations and/or those who live and work in brownfield-impacted areas.

LISC understands that residents are always the drivers of their community vision, but the support of professional staff is key to achieving lasting success. This is where LISC plays a significant role with a clear commitment to creating and supporting community based organizations that are accountable to residents and that bring stakeholders together to get things done. Residents in partnership with a strong community organization, no matter how engaged and committed, cannot make change alone. We cannot blame poor outcomes in poor communities on the people who live there when larger systems impact them. LISCs experience in working with local and Federal government programs as an intermediary has been successful and will benefit the success of this RLF. LISC believes that managing this revolving loan fund to clean up brownfields in neighborhoods that have been disinvested in over generations is a perfect example of partnership from the grassroots to the grass tops.

2.b.iii. Incorporating Community Input.

Phoenix understands the importance of tailoring outreach methods to each community/target area and ensuring equal access to project information for sensitive and underserved populations. Methods of equitable community engagement will be employed for each of the sites entered into the RLF program to include those people most impacted by disparity. By using techniques that value the wisdom offered by impacted populations combined with prioritizing the process of trust-building and cultivating space for visioning and imagination are keys to equitable outcomes. Looking outside the normal avenues of communication and creating opportunities for people at the margins to participate in this project, such as convening a "Community of Practice" comprised of people whose voices are often unheard or ignored will be considered as part of outreach activities and will be used as is feasible by the Coalition. Phoenix has used these methods of engagement on other projects and has had success in empowering impacted populations to participate and be heard.

In addition to community meetings, Phoenix will promote the RLF to economic development, real estate, property management, and business organizations. In addition, Phoenix will participate in public events that may be hosted by Phoenix's Community and Economic Development Department. Information will be posted in the Phoenix website in a specific Brownfields RLF page that includes loan information, fact sheets, meeting announcements, minutes, and other outreach information. Information will be presented in Spanish and will be ADA-compliant, and citizens may request alternative formats as well. Social media and online forums will also be used to promote the loan and upcoming meetings. Phoenix will continue foster an open-door policy with the local press to further promote the RLF and the benefits realized from the cleanup and redevelopment of sites in the program.

LISC supports community-based organizations as conveners and trusted community resources to shepherd the comprehensive community development efforts, often driven by community-led plans. The expectation is that by simultaneously focusing on housing,

community engagement, education, workforce, and health, place-based efforts will produce a more meaningful impact.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i. Program Description and Marketing Strategy, Program Management

Structure and Maintain a Competent Program Team: Phoenix current City-staffed team in the Office of Environmental Programs consists of a full-time Brownfields Program Manager; full-time Remediation Manager, and from the Community and Economic Development Department, several Project and Program Managers that provide services to business and development entities and that will assist in marketing of the RLF. The team is rounded out through the commercial lending and underwriting services of LISC Phoenix. The services of a Qualified Environmental Professional (QEP) procured according to 2 CFR 200.317 through 326 is in place through an existing on-call Environmental Consulting Services contract. The team has the skills, knowledge and experience to implement the entire scope of RLF activities, including grant and loan fund management. Team members will work closely to ensure sound financial and project management and oversee cleanup activities and meet as frequently as necessary to establish and manage the RLF.

Selection of Borrowers/Projects: Site owners will be required to provide a Phase I ESA, and Phase II ESA, or asbestos, lead-based paint or mold survey, depending on the contaminant. Applicants must demonstrate that they are able to leverage additional public or private funds. Our top priorities for selection are: protect public health; provide affordable housing; create living-wage jobs; create community gardens and greenspace or healthcare facilities to improve public health; incorporate sustainable redevelopment and remediation plans; locate close to public transportation lines; and incorporate the livability principles. Eligible applicants will submit the necessary financial and project information for a thorough review of project capacity to ensure success. EPA eligibility determinations will be obtained. Projects will be required to enter the appropriate Arizona Department of Environmental Quality (ADEQ) response programs.

Structure and Administer loans and subgrants and facilitate financial underwriting:

Financial underwriting will be performed by LISC, a Community Development Financial Institution (CDFI). The RLF will offer flexible terms and accept a subordinated position to the primary lender. Loan terms are five years, interest-only for first three years, with no prepayment penalty. Interest rates, set at loan closing, will be below-market. Rates will be adjusted to market conditions; loans may be restructured into longer terms, if needed. The recipients' eligible and allowable expense items, such as cash and in-kind contributions of labor, material and services, will be documented and reported quarterly. Repayments will be due monthly. Expenses will be reimbursed after they are incurred.

3.a.ii. Revolution of the RLF Program

Incorporation of Reasonable, Prudent Lending Practices: Repayment and default risk will be determined during an underwriting process conducted by LISC. Underwriting will be based upon standards consistent with industry and best practices. Loan Packaging and Underwriting: Fiscal project information will be required from borrowers so the underwriter, LISC, can evaluate revenues, liabilities and associated risks. LISC will apply lending guidelines, including measure of cash flow, collateral coverage, character and capacity ratios to determine borrower financial likelihood to repay the obligation at no charge to the program. Focus will be on current cash flow and character. Consideration will be provided for nonprofits with respect to available collateral. LISC will provide a recommendation to Phoenix for approval or decline. Loan Review Committee: Once a recommendation from the underwriter is received, the loan will be referred to a local 3-member Phoenix Loan Review Committee. The committee will study each loan packet and recommend or deny funding based upon the project's benefits and consistency with program goals. Project Monitoring: Close and regular monitoring of the program and borrower performance is central to the overall success of the projects and will enable early identification and resolution of issues. Pre-disbursement monitoring will include staff review of the contractors' invoices and reports to confirm eligible use of funds. Borrowers and subgrantees will be contractually responsible for complying with our Phoenix and federal requirements. Phoenix will retain primary control and financial decision-making authority over RLF cleanup activities.

Incorporate Innovative Approaches to Encourage Sustainability of RLF: Revolving the

fund is critical for sustainability. Based upon the team's experience with RLFs, we understand the relationship-driven nature of this program and place a strong emphasis on partnering with community organizations and prospective borrowers to ensure prompt repayment. Having a very experienced CDFI, LISC, provide underwriting will increase financial sustainability. Regulatory oversight from ADEQ during cleanup; working closely with the borrowers, subgrantees, and community stakeholders; and requiring monthly repayments will ensure program success. Requiring and reviewing updated financial and bank statements can signal cash flow issues in advance. Over 77% of funds will be loaned to ensure the sustainability of the RLF.

Maximize Resources for lending and provide gap financing to address high-risk sites in vulnerable communities will be enhanced with the extensive experience of LISC, who has been working in economically vulnerable communities fostering community development, financial empowerment and creating jobs. LISC can assist in blending financing with other public and private lenders to provide the gap funding for a project which would otherwise not have been financially feasible.

3.a.iii. Marketing Strategy:

We understand how important marketing is to the RLF's success. The program will be continuously marketed through professional connections and partnerships. Our target market is affordable housing developers, private developers, and business owners that are working to create equitable development projects. To reach this market we utilize the networks of Community Development Corporations, Community Financial Institutions, nonprofit organizations and influential broad-based community organizations such as the LISC, RAZA Development, WESTMARC, Greater Phoenix Economic Council, Chambers of Commerce, Valley Partnership, and the network of Neighborhood Associations located within the target areas.

3.b Description of Tasks/Activities and Outputs, Task Descriptions and Budget Table:

73% of the RLF budget (\$725,530) will go directly to cleanup activities. No expenses will be incurred for salaries, equipment or supplies

Task/Activity: Marketing, Community Involvement = \$4,700 (\$3,290-HazSub \$1,410-Pet)
i. Program Implementation: Phoenix will lead the effort with assistance from LISC. Marketing materials, advertisements, webpage and social media posts, flyers will be prepared. Preparation of presentation materials, meeting agendas and minutes. Project signs for each site in RLF program.
ii. Anticipated Project Schedule: Materials will be prepared in the 1 st quarter of the grant and marketing activities will be ongoing throughout the life of the grant.
iii. Task/Activity Lead(s): Phoenix will lead the effort with input from LISC and project partners.
iv: Output(s): Number of advertisements project signs, brochures, posters, educational materials. Number of public engagement events and meetings.
Task/Activity: Fund Management - \$228,270 (\$159,789-HazSub, \$68,481-Pet)
i. Program Implementation: Grant management will be performed by the Phoenix at no cost to the grant. Phoenix will prepare quarterly and annual reports, close-out reports and ACRES updating, review of Davis-Bacon certificates, and review of invoices. Also includes travel for two Phoenix and/or LISC staff to attend 2 national or regional brownfields conferences, which assumes three-day attendance and includes airfare (\$400/person/conference = \$1,600) and hotel, meal, and incidental costs (\$200/person/day/conference = \$2,400.) LISC will lead the effort to develop required borrower applications, financial packages, forms, templates and procedures for the loan and subgrants; and loan origination tasks. Phoenix will lead the effort with assistance from LISC. LISC will provide all functions of Fund Manager as a subaward grantee for an annual fee of \$45,654.
ii. Anticipated Project Schedule: Grant Management will be ongoing throughout the life of the grant. Preparation of loan documents will be conducted in the 1 st quarter of the grant with ongoing fund management throughout the life of the grant.
iii. Task/Activity Lead(s): Phoenix and LISC.
iv: Output(s): 20 quarterly Reports, 1 close-out report, annual federal financial forms; loan documents.

Task/Activity: Cleanup and Site Technical Assistance = \$763,030 (\$492,249-HazSub, \$270,781-Pet)
i. Program Implementation: Phoenix will engage a QEP to offer technical assistance to borrowers for preparation of Analysis of Brownfields Cleanup Alternatives (ABCA); and additional oversight as may be deemed necessary to augment oversight by ADEQ for each loan/subgrant based on an average rate of \$125/hour for 200 hours totaling \$25,000 for Hazardous Substances and 160 hours totaling \$12,500 for petroleum loans and subgrants. Funding includes \$467,249.00 for hazardous substances loans and subgrants and \$270,781.00 for petroleum loans and subgrants.
ii. Anticipated Project Schedule: The first loan is anticipated in 2 nd or 3 rd quarter of the first year of the RLF and will be ongoing thereafter.
iii. Task/Activity Lead(s): Phoenix, ADEQ.
iv. Output(s): Number of loans/subgrants made, number of sites cleaned up, number of sites redeveloped.

3.c. Cost Estimates

	Marketing and Community Engagement	Fund Management	Cleanup, Site Oversight	Total
Hazardous Substances				
Personnel	\$ -	\$ -	\$ -	\$ -
Travel		\$ 2,800.00	\$ -	\$ 2,800.00
Equipment	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ -
Contractual	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00
Loans	\$ -	\$ -	\$ 367,249.00	\$ 367,249.00
Subgrants	\$ -	\$ 159,789.00	\$ 100,000.00	\$ 259,789.00
Other	\$ 3,290.00			
	\$ 3,290.00	\$ 162,589.00	\$ 492,249.00	\$ 658,128.00
Petroleum				
Personnel	\$ -	\$ -	\$ -	\$ -
Travel		\$ 1,200.00	\$ -	\$ 1,200.00
Equipment	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ -
Contractual	\$ -	\$ -	\$ 12,500.00	\$ 12,500.00
Loans	\$ -	\$ -	\$ 208,281.00	\$ 208,281.00
Subgrants	\$ -	\$ 68,481.00	\$ 50,000.00	\$ 118,481.00
Other	\$ 1,410.00			
	\$ 1,410.00	\$ 69,681.00	\$ 270,781.00	\$ 341,872.00
Federal Subtotal	\$ 4,700.00	\$ 232,270.00	\$ 763,030.00	\$ 1,000,000.00
Cost Share	\$ -	\$ -	\$ 200,000.00	\$ 200,000.00
TOTAL BUDGET	\$ 4,700.00	\$ 232,270.00	\$ 963,030.00	\$ 1,200,000.00

3.d. Measuring Environmental Results

Outputs	Outcomes
# of loans/subgrants made # of sites cleaned up # of publications and documents # of outreach events/meetings Quarterly/Annual/Final Report Acres Updated	#acres remediated and protective of human health and the environment # of jobs, housing units, equitable developments, food and healthcare assets created Promote brownfields program Amount of public-private funding leveraged Achievement of greener/sustainable cleanups.

4.a.i. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE. Organizational Structure

The team consists of brownfields-experienced and RLF-experienced staff able to manage all aspects of the revolving loan fund. The team will meet regularly and will establish roles and responsibilities and accountability for RLF management. LISC's extensive experience in lending as one of the largest community development financial institutions in the nation brings key staff to provide fund management.

4.a.ii. Programmatic Capability, Description of Key Staff

• **Rosanne Albright, City of Phoenix Environmental Programs Coordinator, will serve as Project Director.** She is currently the Environmental Programs Coordinator for Air Quality, Brownfields, and Food Systems. She has served as the Brownfields Program Manager for Phoenix and has been in this capacity since the program's inception in 1998. She is the liaison with other city departments, government agencies and the public and has been instrumental in transitioning the program from an EPA grant-funded, pilot project to a successful municipally funded program. She provides technical assistance to the private sector, nonprofits, and to city departments. She has managed EPA brownfields assessment, area-wide planning, and job training grants. She has provided formal mentoring services to the cities of Austin and El Paso, Texas and provided informal mentoring to cities in Arizona, including, Mesa, Tempe, Goodyear, Youngtown, Gila Bend, El Mirage, and Flagstaff. She is a frequent guest speaker on brownfields redevelopment to industry professionals and has authored many articles on the subject.

• **Beth Zima, City of Phoenix Environmental Quality Specialist, will serve as the Environmental Technical Manager** for this grant. She is currently the Environmental Technical Manager for the Brownfield to Heathfield project, as well as providing technical assistance on a variety of environmental policy initiatives and site remediation projects. She also worked 8 years in the Streets Department managing Phase I and II ESAs and remediation projects for the city. Prior to joining the City in 2006, Ms. Zima was employed as a Project Geologist with an Arizona environmental and geotechnical consulting firm. She has a B.A. in Geosciences from Franklin and Marshall College in Pennsylvania, a M.S. in Geology from Arizona State University, and is an Arizona registered Geologist.

Connie Max, Senior Vice President for Lending, LISC Phoenix. Ms. Max leads the daily operations of the lending division including, originations, closings and asset management. Most recently, Ms. Max served as Vice President and Chief Credit Officer for the Nonprofit Finance Fund managing the approval and portfolio management processes. Previously, she served as the Director of Prudential Financial's Social Investment Division, managing a portfolio of socially motivated investments of debt, equity and tax credits.

Pat McNamara, Senior Lender, LISC Phoenix. He has been working in community and economic development for over twenty-five years and has a proven track record in developing and implementing long-range planning and programming to support neighborhood revitalization and community development. He comes to LISC Phoenix, from the City of Casa Grande where he was Development Center Manager and worked with the departments of Planning, Code Enforcement, Building Safety, Engineering, and the Department of Housing. Patrick ensures that LISC Phoenix local capital investments benefit our local communities. He has successfully underwritten over \$70

million in real estate loans for the Phoenix LISC resulting on over \$535 million in total development costs.

Terry Benelli, Executive Director, LISC Phoenix. Terry believes comprehensive community development is not possible without targeted investments. She has been in executive leadership of Community Development Financial Institution since 2005 and is dedicated to ensuring residents of marginalized neighborhoods acquire assets they desire for upward mobility — jobs, safe and stable housing and communities designed to promote health.

4.a.iii. Programmatic Capability, Acquiring Additional Resources

Staff Continuity: The City expects to maintain the program management team for the 5-year term of the grant and beyond. Staff will have specific responsibilities and standard operating procedures that will help to minimize disruption, should turnover occur. Staff vacancies are filled by our Human Resources (HR) department who posts, screens, and vets all candidates according to skill sets we establish. If additional expertise or staff is necessary, HR will ensure that knowledgeable, experienced, qualified staff are hired.

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

The City has extensive experience in managing federally funded assistance agreements of this size and scope. Specifically, Phoenix OEP has managed five EPA Cooperative Agreements funded by EPA's brownfields program, totaling \$1,525,000. The most recent projects include: **U.S. EPA – Brownfields CWA Grant; Brownfields to Healthfields: Transforming Community Health & Sustainability;** Cooperative Agreement Number: 99T35701, \$400,000, October 1, 2015 – September 30, 2020. The goal of the Phoenix Brownfields to Healthfields project is to match the need for food and healthcare assets with Brownfields redevelopment. This assessment grant is specifically for the development of healthy food and healthcare assets, such as supermarkets, food hubs, urban farms, community gardens and healthcare facilities and clinics. The grant includes the development of a city-wide GIS brownfields inventory, used to identify potential Healthfields redevelopment within the target, health monitoring, and environmental assessment funds. **(1) Accomplishments:** To date, eight sites have been redeveloped for urban farms, community gardens, school gardens, a farmer's market, and a food hub.

U.S. EPA – Brownfields AWP Grant; Cooperative Agreement Number: TR-83490701, \$200,000, November 2010 – December 2012, The Del Rio Area Brownfields Planning Project studied an approximate 2.5 square mile area of the city located near downtown Phoenix and south of the Salt River (a portion of which is within the target area of this grant application). The project engaged the residents to develop a community-driven brownfields land use plan. The Del Rio Area Brownfields Plan conveys the community's desire to see the three brownfield sites identified for the project developed with quality, mixed-use development that incorporates restaurants, shopping, art-related opportunities, quality jobs, and sports and recreation. **(1) Accomplishments:** The plan was formally adopted by Phoenix City Council and voters in 2015 and is incorporated into the city's comprehensive general plan, PlanPHX.

In addition to these recent grants, City of Phoenix also received: 1) Rio Salado Habitat Restoration Project Communitywide assessment grant, \$350,000, 1998, closed; 2) Phoenix Light Rail Project Community wide assessment grant, \$400,000, 2004, closed; 3) Brownfields Job Training Grant, \$175,000, 2007, closed.

4.b.i.(2) Compliance with Grant Requirements: The Brownfields to Healthfields grant period concludes in September 2020. Of the total \$400,000 received, 83% of the grant funds have been drawn down (see Appendix A. In accordance with the Work Plan, the following significant accomplishments have been completed: target area brownfields inventory is completed, 8 Phase I and II ESAs were completed, and 7 sites have been redeveloped for food assets. All quarterly progress reports, annual financial reports and other deliverables were submitted on time and in compliance with EPA standards. Property profiles in ACRES were updated within 30 days of completing assessment activities and were updated as needed to reflect current conditions. Project Director Rosanne Albright and her staff were responsible for successful execution of the grant and will carry forward their experience and best practices for the FY20 CWA Grant.

APPENDIX A
THRESHOLD CRITERIA

City of Phoenix

Threshold Criteria – RLF Grant

1. Applicant Eligibility

The City of Phoenix was incorporated as a city in 1881 with a Council-Manager form of government operated under the authority of the City Charter.

2. Description of Jurisdiction

The city limits of Phoenix are the boundaries for this RLF grant application.

3. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund RLF Grant

- a. Cleanup oversight. Loan and subgrant recipients will be required to enroll in an Arizona Department of Environmental Quality response program. The City of Phoenix has access to technical expertise through an existing on-call Environmental Contract that meets the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326 and, will be able to access that contract, as needed.
- b. Legal Opinion
 - i. Legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant. *See Attachment 1.*
 - ii. Legal authority to manage a loan fund. LISC is the largest community development financial institutions (CDFI) in the nation that works in partnership with local grassroots groups, for-profit developers and government agencies to finance programs and projects that will have a positive, long-term impact. LISC is rated AA by Standard & Poor's, and has borrowed and repaid more than \$1.6 billion on time and in full since 1980. LISC has lent over \$2 Billion in the last 40 years of operation with a current \$432 million outstanding loan portfolio. iii. LISC's loan underwriting and loan management policies reflect the needs of the low and moderate income communities, and our responsibilities to our lenders and investors. *See Attachment 2.*

4. Statutory Cost Share

The City of Phoenix cost share for this grant is \$200,000 and will be met through the following:

- In-kind labor contributions for environmental programs staff:
 - Project Director, \$49.35/hour, 32 hours/month for 60 months = \$94,752
 - Technical Manager, \$40.42/hour, 16 hours/month for 60 months \$19,401
 - In-kind labor contributions for economic development staff:
 - Project Manager, \$50.00/hour, 8 hours/month for 60 months - \$24,000
- TOTAL IN-KIND LABOR \$138,153**
- Transportation 2050 funds derived from a seven-tenths of a cent city sales tax.
Estimated amount potentially required by sites identified.

- Funds available for: new asphalt on major arterial streets new bicycle lanes, new sidewalks, new street lights, major street improvements, such as new roads, bridges and street modernization.
- Phoenix Arizona@Work: Workforce talent recruitment, training and retention. The City of Phoenix is the only community in the Valley with its own talent assistance program helping businesses recruit, hire, train and retain staff.

TOTAL INFRASTRUCTURE & WORKFORCE DEVELOPMENT \$61,847*

**Note: Actual amounts may be higher as the needs of the priority sites identified are defined plus other projects entering the RLF may also receive assistance.*

ATTACHMENT 1

LISC PHOENIX LETTER OF COMMITMENT



December 2, 2019

Rosanne Albright
Environmental Programs Coordinator
City of Phoenix
200 W. Washington, 14th Floor
Phoenix, AZ 85003

RE: Letter of Commitment – City of Phoenix Brownfields Revolving Loan Fund

Dear Ms. Albright:

LISC Phoenix is committed to serving as the Fund manager for the City of Phoenix Brownfields Revolving Loan Fund Grant Application. Our role is to manage the revolving loan fund by holding funds, making loans, entering into loan agreement, and collecting repayments.

LISC is pleased to be a partner with the City of Phoenix to provide this much needed funding to private sector and nonprofit entities interested in redeveloping sites in the community. LISC is the largest community development financial institutions (CDFI) in the nation, we work in partnership with local grassroots groups, for-profit developers and government agencies to finance programs and projects that will have a positive, long-term impact.

We have managed over \$400M, which has resulted in over 7000 units of affordable housing, 850,000 sq ft of commercial space and leverages \$900M in the Phoenix MSA.

We are committed to the future success of this grant opportunity and look forward to working with the City of Phoenix on this important project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Terry Benelli".

Terry Benelli
Executive Director

ATTACHMENT 2
LEGAL OPINIONS

Rosanne Albright

From: Stephen Wetherell
Sent: Monday, December 2, 2019 6:20 PM
To: Rosanne Albright
Cc: Monique Coady
Subject: RE: HELPI FW: URGENT REQUEST - legal opinion re brownfields revolving loan fund grant application

There exists no Arizona law or City of Phoenix ordinance that permits the City of Phoenix to access and secure the site at which failed environmental remediation has occurred by a loan debtor/grant recipient under one of ADEQ's remedial programs. While the City has inherent police power to access and secure real property on a limited basis where the conditions on that property pose an imminent and substantial health or safety threat, the City's right to access and secure that property does not extend to situations requiring it complete environmental remediation or cleanup another is obligated to but has failed perform.

Stephen L. Wetherell
Assistant City Attorney
City of Phoenix
200 West Washington Street, 13th Floor
Phoenix, Arizona 85003-1611
telephone: (602) 495-5854
TTY: Use 7-1-1
facsimile: (602) 534-2476
e-mail: stephen.wetherell@phoenix.gov

Confidentiality Statement: This message and any attachments (collectively the "material") are confidential and intended only for clients of the City of Phoenix Law Department. This material may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you are not the named recipient(s) or the client, then you are strictly prohibited from reading, keeping, or distributing this material. Please notify the sender and delete this material. A transmission error does not waive any work product, attorney-client privilege, or other applicable privilege. Thank you.

Lending Products



Predevelopment



Acquisition



Construction



Mini-Permanent

Purpose	To pay due diligence expenses, deposits, and other predevelopment costs	To pay purchase price and closing costs for property acquisition	To pay hard and soft construction costs of new construction or renovation projects	To provide longer-term loans for projects requiring stabilization or interim financing
Project Type	Rental housing; for-sale housing; community facilities; commercial and mixed-use projects	Rental housing; for-sale housing; community facilities; commercial and mixed-use projects	Rental housing; for-sale housing; community facilities; commercial and mixed-use projects	Rental housing; for-sale housing; community facilities; commercial and mixed-use projects
Loan Amount	\$50,000 - \$1,000,000	\$100,000 - \$6,000,000	\$100,000 - \$6,000,000	\$100,000 - \$6,000,000
Interest Rate	6% Fixed	6% Fixed	6% Fixed	6% Fixed
Term	Up to 2 Years	Up to 3 Years	Up to 3 Years	Up to 7 Years
Repayment	Interest-only Payable monthly	Interest-only Payable monthly	Interest-only Payable monthly	Amortizing payments based on period of up to 25 years depending on project type Payable monthly
Loan Fees	Up to 1.5% of loan amount plus legal fees	Up to 1.5% of loan amount plus legal fees	Up to 1.5% of loan amount plus legal fees	Up to 1.5% of loan amount plus legal fees
Collateral	Flexible; generally secured	Real estate collateral with LTV of up to 90%	Real estate collateral with LTV of up to 90%	Real estate collateral with LTV of up to 90%

Terms subject to change. All loans are subject to underwriting and credit approval.
For more information on LISC's loan products: www.lisc.org • lending@lisc.org

Lending Products



Permanent



Bridge



Working Capital

Purpose	To provide long-term, fully amortizing financing	To bridge the timing gap between project or program costs and receipt of cash from committed or anticipated sources	To provide flexible capital to meet organizational cash flow needs or pay project-based expenses
Project Type	Rental housing; health centers; charter school facilities; nonprofit	Rental housing; for-sale housing; community facilities; commercial and mixed-use projects	Rental housing; for-sale housing; community facilities; commercial and mixed-use projects
Loan Amount	\$1,000,000 - \$6,000,000	\$100,000 - \$6,000,000	\$100,000 - \$6,000,000
Interest Rate	Fixed at spread over U.S. Treasuries of comparable duration plus additional spread for any forward rate lock	6% Fixed	6% Fixed
Term	Up to 29 Years	Up to 3 Years	Up to 2 Years
Repayment	Amortizing payments based on a period of up to 30 years Payable monthly	Interest-only Payable monthly	Interest-only Payable monthly
Loan Fees	Up to 1.5% of loan amount plus legal fees	Up to 1.5% of loan amount plus legal fees	Up to 1.5% of loan amount plus legal fees
Collateral	1st lien on real estate collateral with LTV of up to 90%; additional collateral required for any amount in excess of 80% LTV	Bridged receipts and/or real estate collateral	Flexible; generally secured

Terms subject to change. All loans are subject to underwriting and credit approval.
For more information on LISC's loan products: www.lisc.org • lending@lisc.org

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Choose State...

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Phoenix

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

9650158320000

d. Address:

* Street1:

200 West Washington Street, 14th Floor

Street2:

* City:

Phoenix

County/Parish:

Choose State...

* State:

AZ: Arizona

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

85003-1611

e. Organizational Unit:

Department Name:

City Manager's Office

Division Name:

Office of Environmental Prog

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Nancy

Middle Name:

* Last Name:

Allen

Suffix:

Title: Environmental Programs Administrator

Organizational Affiliation:

Nancy Allen

* Telephone Number:

602-256-5654

Fax Number:

* Email: nancy.allen@phoenix.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-06

* Title:

FY20 GUIDELINES FOR BROWNFIELD REVOLVING LOAN FUND GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Phoenix Brownfields Revolving Loan Fund

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,000,000.00"/>
* b. Applicant	<input type="text" value="200,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: